



United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Bates-Tanner Farm  
other names/site number Local Inventory Site #10/11-127E

### 2. Location

street & number 3420 240th Street SE n/a not for publication  
city or town Bothell n/a vicinity  
state Washington code WA county Snohomish code 061 zip code 98021

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

Mary M. Thompson 1/27/95  
Signature of certifying official Date  
Mary Thompson, State Historic Preservation Officer  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.  
 See continuation sheet
- determined eligible for the National Register.  See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Edson H. Beall 3/9/95

for  
Signature of Keeper Date of Action

Property Name Bates-Tanner Farm

County and State Snohomish County, Washington

**5. Classification**

| Ownership of Property                       | Category of Property                            | No. of Resources within Property |                      |
|---|---|----------------------------------|----------------------|
|   |   | contributing                     | noncontributing      |
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) |                                  |                      |
| <input type="checkbox"/> public-local       | <input type="checkbox"/> district               | <u>3</u>                         | <u>2</u> buildings   |
| <input type="checkbox"/> public-State       | <input type="checkbox"/> site                   | <u>  </u>                        | <u>  </u> sites      |
| <input type="checkbox"/> public-Federal     | <input type="checkbox"/> structure              | <u>2</u>                         | <u>  </u> structures |
|   | <input type="checkbox"/> object                 | <u>  </u>                        | <u>  </u> objects    |
|   |   | <u>5</u>                         | <u>2</u> Total       |

Name of related multiple property listing: \_\_\_\_\_ No. of contributing resources previously listed in the National Register: n/a

Historic Resources of Bothell, Washington

**6. Functions or Use**

Historic Functions (Enter categories from instructions.)

|                               |                                 |
|-------------------------------|---------------------------------|
| Cat: <u>Domestic</u>          | Sub: <u>single-dwelling</u>     |
| <u>Agriculture</u>            | <u>agricultural outbuilding</u> |
| <u>Domestic</u>               | <u>secondary structure</u>      |
| <u>Recreation and Culture</u> | <u>outdoor recreation</u>       |

Current Functions (Enter categories from instructions.)

|                               |                                 |
|-------------------------------|---------------------------------|
| Cat: <u>Domestic</u>          | Sub: <u>single-dwelling</u>     |
| <u>Agriculture</u>            | <u>agricultural outbuilding</u> |
| <u>Domestic</u>               | <u>secondary structure</u>      |
| <u>Recreation and Culture</u> | <u>outdoor recreation</u>       |

**7. Description**

Architectural Classification (Enter categories from instructions.)

Craftsman

Materials (Enter categories from instructions.)

foundation concrete

walls wood

roof wood

other brick

stone

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet.

Property Name Bates-Tanner Farm

County and State Snohomish County, Washington

**8. Statement of Significance**

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations (Mark "x" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Period of Significance

1919

\_\_\_\_\_

\_\_\_\_\_

Significant Dates

1919

\_\_\_\_\_

\_\_\_\_\_

Cultural Affiliation

N/A

\_\_\_\_\_

\_\_\_\_\_

Significant Person

n/a

Architect/Builder

unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

See continuation sheets.

Property Name Bates-Tanner Farm

County and State Snohomish County, Washington

Page 4

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property 2.43 acres

UTM References

|   |            |                    |                      |   |            |                    |                    |
|---|------------|--------------------|----------------------|---|------------|--------------------|--------------------|
| 1 | <u>1/0</u> | <u>5/6/1/0/6/0</u> | <u>5/2/9/2/0/1/0</u> | 3 | <u>/ /</u> | <u>/ / / / / /</u> | <u>/ / / / / /</u> |
|   | Zone       | Easting            | Northing             |   | Zone       | Easting            | Northing           |
| 2 | <u>/ /</u> | <u>/ / / / / /</u> | <u>/ / / / / /</u>   | 4 | <u>/ /</u> | <u>/ / / / / /</u> | <u>/ / / / / /</u> |

See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See continuation sheet.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) See continuation sheet..

**11. Form Prepared By**

name/title Barbara J. Grace, AICP, Associate Planner

organization City of Bothell, Department of Community Development date August 24, 1994

street & number 18305 101st Avenue NE telephone 206-486-8152

city or town Bothell state WA zip code 98011

**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items.)

**Property Owner** (Complete this item at the request of the SHPO or FPO.)

name Mr. and Mrs. Robert E. L. Day

street & number 3420 240th Street SE telephone 206-486-1669

city or town Bothell state WA zip code 98021

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 1  
Name of Property Bates-Tanner Farm  
County and State Snohomish County, Washington

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The nominated property is a small, early twentieth-century farm consisting of five buildings and two outdoor structures. The house is an excellent, intact, 1-1/2 story example of the Craftsman style with its distinctive characteristics, including: a moderately-pitched, side-gable roof with decorative knee braces; clapboard siding; and, double-hung wooden cottage windows. It is interpreted with decorative verge boards at the gabled ends of the house and porch and exposed trusses under the front-gabled porch. The use of river rock in the two outdoor structures is particularly indicative of the Craftsman style. The verge boards along with the prominently placed river rock barbecue pit and well contribute to the farm's appearance as a somewhat romanticized American homestead, a popular notion of the 1920s and 1930s.

The floor plan of the residence is rectangular. The shed roof back porch has been enclosed. The house includes a full basement. The house is in excellent condition and has been extremely well maintained.

The front-gable porch has exposed trusses, decorative verge boards and simplified, square columns with decorative facings. The porch posts rest on short brick bases which extend about two feet from the porch floor level to the ground. Interestingly, the wood siding surrounding the front door and underneath the porch is vertical tongue-in-groove as opposed to the horizontal siding of the rest of the house. It is believed, but is unverified, that this is an original feature. There are also short, decoratively-cut wood side railings on both sides of the porch.

An exposed brick chimney is located on the west side serving the living room at the southwest corner of the home. An interior brick chimney extends above the roof line on the north side of the roof and originally served the kitchen.

The windows of the house are Craftsman style with multi-light over one, double-hung wooden sashes and frames. Tripartite ribbon windows are located on either side of the porch on the front, or south, side of the house. Double and single windows located elsewhere on the home duplicate the style of these front windows with six-pane upper and single pane lower glazing.

Inside, the walls are all finished with plaster and all rooms except the kitchen and bath are in their original condition. Some remodeling in the kitchen has occurred with new counter tops installed, but the wood and glass-front, built-in cabinets remain in beautiful condition. A painted, functional brick fireplace is located in the living room. Many of the original light fixtures, switches, and door knobs remain.

The barn on the property is wood frame with tongue-and-groove siding and has a gambrel roof. The inside is framed with rough-hewn logs. It is sound, but in need of maintenance.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 2  
Name of Property Bates-Tanner Farm  
County and State Snohomish County, Washington

---

The garage has a ridged hip roof with overhanging eaves with exposed rafter ends. It has horizontal wood siding. The date of construction is unknown, but its general appearance leads one to believe that it was at or near the time of the construction of the house.

The original well and barbecue pit, constructed of smooth river stones and mortared with concrete, are located in the southeast corner of the property, not far from the front door. The residence still obtains its water from this original well, although water is now piped into the house instead of drawn by hand.

The property also includes a storage shed and a stable, all of which are of more recent construction and are considered non-contributing.

The house and barn rest on a 2.5 acre tract of the original 10 acres of the Bates-Tanner property. This land is located in the Fitzgerald planning subarea of the City and is primarily characterized by large-lot single family residences built on former farm lands. Development of business parks on former farm lands to the south, outside of this planning area, has placed increased pressure for redevelopment on these lands as well.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 1  
Name of Property Bates-Tanner Farm  
County and State Snohomish County, Washington

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### Criterion C: Architecture

The Bates-Tanner Farm house (ca. 1919) is a very well-maintained, and intact example of the Craftsman style in the local context. The house embodies the distinctive characteristics of the style including: moderate-pitched, side-gabled roof with decorative knee braces; a partial-width, column-supported front porch with a front gabled end. The Craftsman style is interpreted with popular features including decorative verge boards along all gabled ends, exposed trusses under the porch, and decoratively cut wood porch columns and side railings. The picturesque well and barbecue pit, constructed of smooth river rock, are also in keeping with the Craftsman style advocated by Gustav Stickley, including the use of natural materials.

The barn and garage are accessory buildings built in vernacular styles of the time. The barn is wood frame with tongue-and-groove siding and has a gambrel roof. The inside is framed with rough-hewn logs. The structure is sound, but in need of maintenance. The garage has a ridged hip roof with overhanging eaves with exposed rafter ends. It has horizontal wood siding. The date of construction is unknown, but its general appearance suggest a date at or near the time of the construction of the house.

The property presents itself as a unit. The house, garage, barn, well, and barbecue pit are in such proximity as to illustrate a complete farm ensemble from almost any vantage point. The surrounding landscape is very open with a well-tended lawn area surrounding the house. Land behind the home, to the north, is now pasture for horses.

Although not nominated for its agrarian associations, it should be noted that the Bates-Tanner Farm is an excellent example of an early 20th-century farm in the local context. It embodies the distinctive characteristics of the type, including a modest farm house and prominent wooden barn. Additionally, decorative architectural features (verge boards) and outdoor structures (well and barbecue pit) contribute to the appearance of the farm as a somewhat "romanticized" American homestead -- a popular idea of the 1920s and 1930s. It appears also to be the only early farmstead associated with the poultry industry, or any other agricultural activity, in Bothell which survives intact within the corporate limits of Bothell. Three other farm sites have been lost to development or redevelopment in the last year, as Bothell continues to urbanize at a very fast rate.

The house also is an excellent example of the residential architecture identified in Bothell's Multiple Property Documentation and meets the registration requirements for residential property-types outlined in that document.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 2  
Name of Property Bates-Tanner Farm  
County and State Snohomish County, Washington

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### Statement of Significance:

The Historic Resources of Bothell, Washington, Multiple Resources Property Documentation Form states that in the early 20th century, as logging declined in importance, Bothell's agricultural economy grew rapidly. Poultry farming is one of the agricultural activities that became an important part of that economy. Ray A. Bates and John E. Tanner purchased 10 acres from G.C. and Frances Hubbell in 1918 for \$500.00 down and the remaining \$1,500.00 to be paid in installments of \$30.00 a month with 7 percent interest until paid in full. Between this time at the end of the first World War and 1929, the number of eggs produced in the state increased by 235 percent and in Snohomish County alone it increased by 623 percent. In 1936, the Bates/Tanner farm was one of 2,500 farms in Snohomish County keeping poultry in lots of 100 to many thousands of birds.

At this time, little is known of Mr. Bates and/or Mr. Tanner's actual contribution and role in the poultry industry in Bothell, but future research may illuminate the role(s) of these partners in poultry. It is known that Mr. and Mrs. Bates lived on the property and that Tanner was an absentee partner. Since no chicken coops or outbuildings survive to convey this association, the property is nominated only for the architectural significance of its house and remaining secondary structures, rather than its agricultural association or its association with Bates and/or Tanner. The small surviving barn was reportedly unrelated to poultry activity.

The Bates/Tanner farmhouse represents a fine example of a modest and rural Craftsman home of the time. Its integrity of architectural detail, location, and association with Bothell's agrarian past make it an important contributor to the historic fabric of Bothell. To Stickley, "[the] Craftsman type of building [was] largely the result not of elaboration, but of elimination." The simplicity of the general form and layout of the Bates/Tanner house and the simply executed Craftsman details of decorative barge boards and porch railings, built-in cabinetry in the kitchen, and the outdoor river-rock barbecue and well reflect Stickley's description and "the Craftsman aesthetic with its underlying belief in the honest expression of materials, structure, and workmanship."

Great pressure exists to urbanize this area of the city since business parks have been built on former farm lands directly across 240th Street SE to the south, and in another farm area in the North Creek Valley to the north of this location. Most single-family property owners on the north side of 240th Street SE have indicated their desire to remain residential. However, the City recently increased the allowable residential density for the lands fronting along 240th Street SE, including the Bates-Tanner Farm, through the adoption of a new Comprehensive Plan which could invite subdivision of the many large lots in the area or the creation of multifamily housing to serve the employment centers nearby.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section numbers 9 Page 1  
Name of Property Bates-Tanner Farm  
County and State Snohomish County, Washington

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Early Settlement to 1945". November, 1991.

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"Historic Resources of Bothell, Washington". July, 1989.

Interview by Barbara J. Grace, AICP, and Marilyn B. Sullivan with Mr. and Mrs. Robert E.L. Day, current owners

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section numbers 9,10 Page 2  
Name of Property Bates-Tanner Farm  
County and State Snohomish County, Washington

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University of Washington Press. 1980.

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Massachusetts: The MIT  
Press, 1981.

Section 10:

Verbal Boundary Description

The boundary of the nominated property includes all of tax parcel 322705-4-006-0002, located at 3420 240th Street SE in the City of Bothell, Washington (Snohomish County).

Boundary Justification

The boundary of the nominated property represents the remaining 2.43 acres of the original 10 acres of the Bates property associated with the herein nominated buildings and structures.